

**S-11-2008**

**Honeywell Subdivision Plat A**

**4603 West 2100 South**

**M Zone**

**BACKGROUND**

RB&G Engineering, representing the property owners, are requesting preliminary and final plat approval for the Honeywell Subdivision Plat A.

The proposed subdivision is located in the manufacturing zone adjacent to 2100 South. At the present time, the property consists of one parcel approximately 14.4 acres in size. An existing building is located on lot 2 behind Johnson Matthey Inc. The proposed subdivision will divide the existing parcel into 3 separate lots.

Access to lots 1 and 2 will be gained from 2100 South. Although lot 2 will gain access from 2100 South, it will be a flag lot in the subdivision. Lots 1 and 2 contain 3.3 and 5.4 acres respectively. Lot 3 will gain access from a private street to the west and consists of 5.6 acres. Lot 3 will be purchased by C.R. England Company. As C.R. England owns the private road and property to the west, creating this lot without frontage along 2100 South is acceptable.

During the study session, a question was raised about the possibility of 2400 South being extended to the east to the Liljenquist property. Staff explained that this issue surfaced while discussing the development of the Liljenquist property to the east of the proposed subdivision. During these discussions, thoughts about the extension of 2400 South were explored. One of these suggestions placed the road along the south boundary of what will be lot 3 of this subdivision.

The developer of the Liljenquist property mentioned that they don't necessarily need this extension to be successful. However, they did state, as well as the City's Economic Development Division, that there could be benefits to property owners if this road was extended at some point in the future. Staff believes that the lack of information regarding this issue is reason enough to hold off on placing a condition about preserving a right-of-way that has yet to be defined, or even never built.

Because this application is a commercial subdivision, staff and agency comments will be addressed during the permitted and/or conditional use processes. The subdivision plat will illustrate easements and access information applicable to the division of this property.

## **RECOMMENDATION**

1. Approve the Honeywell Subdivision Plat A subject to a resolution of staff and agency concerns.
2. Continue the application in order to address concerns raised during the public hearing.

### **Applicant:**

Katie Doyle  
1435 W. 820 N.  
Provo, UT

**Discussion:** Steve Lehman presented the application. Commissioner Jones stated that C.R. England owns lot 3 and questioned if they are able to have ownership without the subdivision. The applicant, Katie Doyle, stated that there is a purchase agreement in process for C.R. England to purchase the property after the subdivision plan is complete.

Commissioner Mills asked what would happen if C.R. England no longer utilizes the private drive that accesses lot 3. Mr. Lehman replied that the right of way that exists on the west boundary of the subdivision could be used because it is the correct access for the subdivision listed with the City. If C.R. England abandoned the private road, there are several other configurations that would provide adequate access. Mr. Lehman explained that when the project is developed, access will be required. Commissioner Matheson asked if a traffic study needs to be conducted on the frontage road. Mr. Lehman was unsure but doubted that a traffic study would need to be performed with this project but added that it may be beneficial when future developments enter the area.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

**Motion:** Commissioner Fuller moved for approval subject to the resolution of staff and agency concerns.

Commissioner Jones seconded the motion.

**Roll call vote:**

Commissioner Conder	Yes
Commissioner Davis	Yes
Commissioner Fuller	Yes
Commissioner Jones	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Chairman Woodruff	Yes

**Unanimous – S-11-2008– Approved**